

Town of Walpole Planning Board

Development Impact Statement (pp. 9-15)

To be completed in full. DO NOT LEAVE ANY BLANK, except where otherwise allowed. If some sections do not apply, enter "N/A". If you wish that a section be waived, enter "Waiver Requested".

I. SUMMARY

A. Project Identification

1. Project Name _____

Address/Location _____

2. Applicant _____

Address _____

3. Owner _____

Address _____

B. Areas of Potential Impact

Check all areas in which an impact related to this project may occur, both on-site and off-site, positive as well as adverse:

	Construction Impact	Long-Term Impact
Traffic	_____	_____
Air Quality	_____	_____
Surface/Groundwater Quality	_____	_____
Flooding/Erosion/Sedimentation	_____	_____
Wetlands	_____	_____
Hazardous Waste	_____	_____
Microclimate (wind, temperature, etc.)	_____	_____
Solar Access	_____	_____
Noise	_____	_____
Light	_____	_____
Water System Capacity	_____	_____
Solid/Liquid Waste Disposal System	_____	_____
Tax Revenues	_____	_____
Property Values	_____	_____
Historical/Archaeological	_____	_____
Neighborhood Character/Aesthetics	_____	_____
Open Space/Recreation	_____	_____
Master Plan/Regional Plan	_____	_____

DETAILS

1. Zoning: R _____ Is any portion of the project within the
RA _____ Water Resource Protection Overlay District?
RB _____
GR _____ Yes: _____ No: _____
IND _____
LM _____ If yes, specify WRPOD Area(s):
HB _____
B _____ 1) _____ 2) _____ 3) _____ 4) _____
CBD _____

2. Total Area of Project: _____ square feet (_____ acres)

Breakdown: Developed _____ square feet
Open Space/Recreation _____ square feet
Wetlands _____ square feet
Flood Plain _____ square feet
Agricultural _____ square feet
Woodlands _____ square feet

3. Provide the following only if applicable:

Length of proposed roadway _____ feet
Number of proposed parking spaces _____
Proposed number of retention basins _____
Number of proposed housing units _____
Number of proposed stories _____
Proposed gross floor area _____

Narrative Description

Describe site and project:

II. PERMITS AND OTHER ACTIONS

List the Federal, State, and Local agencies from which permits or other sections will or have been sought:

<u>AGENCY</u>	<u>PERMIT</u>	<u>DATE FILED/FILE NUMBER</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

III. TRAFFIC IMPACT ASSESSMENT

Existing Traffic Conditions

For all streets and intersections adjacent to or within 1,000 feet of the proposed project boundaries, provide the following data. Attach separate sheet or report, if necessary.

Average Daily and Peak Hour Volumes: _____

Level of Service (LOS) Ratings: _____

Average and Peak Speeds: _____

Sight Distances: _____

Projected Traffic Impacts

For all streets and intersections adjacent to or within 1,000 feet of the proposed project boundaries, as well as proposed access and egress routes, streets, and intersections within the project boundaries, provide the following data. Attach separate sheet or report, if necessary.

Projected Average Daily and Peak Hour Volumes: _____

Level of service (LOS) Ratings: _____

Projected average and peak speeds: _____

Sight Distances: _____

For all streets and intersections analyzed in A and B above, how will background traffic growth affect traffic conditions in the design year of occupancy of this project? _____

IV. ENVIRONMENTAL IMPACT ASSESSMENT

Air Quality

Will the project create any significant emissions of dust, fumes, or other noxious gases? Describe:

Surface/Groundwater Quality

Will the project adversely affect surface and groundwater in the area, either by run-off, leaching, or other similar methods? _____

Flooding

Will any buildings within the project be sited within 100' of an established flood plain?

Yes: _____ No: _____

What proportion of the project will be subject to flooding? _____

Erosion/Sedimentation

Will the project create significant amounts of erosion of topsoil? Yes: _____ No: _____

Will sedimentation of adjacent streams or wetlands occur? Yes: _____ No: _____

Describe proposed mitigation measures for the control of stormwater run-off: _____

Wetlands and Wildlife

Will construction of the project take place within 100' of any wetlands?

Yes: _____ No: _____

Will the project adversely impact any areas of critical wildlife habitat?

Yes: _____ No: _____

Hazardous Waste

Are hazardous wastes present on the site? Yes: _____ No: _____

Will the project generate hazardous wastes of any form? Yes: _____ No: _____

Will there be any hazardous wastes stores on site? Yes: _____ No: _____

G. Microclimate

Describe any significant impacts on wind pattern or surface temperatures the project may generate:

H. Solar Access

Will the project impede the solar access of adjacent properties? Yes: _____ No: _____

I. Noise

Will the project generate a significant increase in noise? Yes: _____ No: _____

J. Light

Will artificial light be used in the project? Yes: _____ No: _____

If so, will it be directed toward adjacent properties or streets? Yes: _____ No: _____

V. SYSTEMS IMPACT ASSESSMENT

Water System Capacity

Estimate water demand for the project for the project in gallons per day: _____gal/day

Will water be supplied by the Town of Walpole or by private wells?

Town of Walpole: _____ Private Wells: _____

Have flow tests been conducted on water mains that will serve the project?

Yes: _____ No: _____

If so, give summary of results: _____

B. Sewer System Capacity

Estimate, in gallons per day, the amount of sewage to be generated by this project.

_____ gal/day

Will the project be serviced by the Town of Walpole sewer or managed on site?

Town of Walpole: _____ Managed On Site: _____

Solid Waste

Will the project generate a significant amount of solid waste? Yes: _____ No: _____

How will the disposal of this waste be managed? _____

VI. FISCAL IMPACT ASSESSMENT

Projected Costs

Estimate projected costs to the Town of Walpole for municipal services related to the project (police, fire, public health, cultural/recreational, general government) for all years of construction and/or phasing, as well as for a five-year period thereafter. _____

Estimate projected costs to the Town of Walpole for educational services related to the project for all years of construction and/or phasing, as well as for a five-year period thereafter. _____

Projected Revenues

Estimate projected property tax revenues generated by this project for all years of construction and/or phasing, as well as for a five-year period thereafter. _____

List other sources of revenue that may be generated by this project.

Property Values

Will this project positively or adversely affect adjacent property values? Explain.

VII. COMMUNITY IMPACT ASSESSMENT

Historical/Archaeological

Will any site or structure of historic significance be affected by this project? _____

Will any archaeological site be affected by this project?

Neighborhood Character/Aesthetics

Will the architectural, landscape, and urban design scheme fit into existing neighborhood character?

Will the project be creating any new open space/recreation areas? _____

Will the project affect any woodlands or agricultural lands?

VIII. MASTER PLAN/REGIONAL PLAN CONSISTENCY

Will the project have any significant affect on the implementation of any existing Master Plan or Regional Plan affecting the Town of Walpole? (Explain. Attach Separate Pages As Needed)

Date: _____ Seal: _____

Engineer's Signature: _____

Address: _____

Telephone Number: _____

Print Name of Owner: _____

Signature of Owner: _____

Address: _____

Telephone Number: _____

Print Name of Applicant: _____

Signature of Applicant: _____

Address (if different): _____

Telephone Number (if different): _____